GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Municipal Administration & Urban Development Department – Continuation of the process of land pooling initiated in the year 2007 to an extent of Ac.58.18 cts in Cherlopalikhandam village in Anakapalli District for the purpose of layout development and Housing - Permission Accorded- Competent Authority Appointed-Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

G.O.MS.No. 145 **Dated: 30-07-2025**

Read the following:

1. G.O.Ms.No.290, MA&UD(H1) Dept., dt.14.11.2016.
2. From the MC, VMRDA, Lr Rc.No.12/1990/LPS-AKP/Estate/I-1/SDT-1, dt.31.01.2022.
3. From the MC,VMRDA, Lr.Rc.No.12/1990/LPS-AKP/SDT-2, dt.16.12.2024.
4. From the MC,VMRDA, Lr.Rc.No.12/1990/LPS-AKP/SDT-2, dt.17.01.2025.
5. From the MC,VMRDA,Lr.Rc.No.12/1990/LPS-AKP/SDT-2, dt.26.05.2025.

****

O R D E R:

In the reference 2nd read above, the Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam has submitted that in the year 2007, the then VUDA (now VMRDA) has decided to develop a big layout in Sy.Nos.1550, 1553 to 1566, 1571 & 1572 of Cherlopalikhandam Village of Anakapalli town keeping in view of the public demand in the extent of Ac.85.91cts by acquiring the private land for an extent of Ac.62.37cts under Land Pooling Scheme abutting to the already acquired land of Ac.23.56cts belonging to VUDA and the same was approved in VUDA Board Resolution No.11, Dt.30.07.2010. The VUDA has issued draft notification on 02.03.2014 for Ac.79.10 Cts calling for objections and suggestions and after examining the same, issued final notification on 05.07.2014. Subsequently, it was decided to proceed with the LPS for the land which is covered by the GPAs and the draft layout plan has been prepared for Ac.58.18 cts vide L.P.No.57/2016.

2. The M.C., VMRDA has also stated that he has inspected the subject land along with the HODs and it is noticed that the land is vacant on ground and already certain roads and drains are also formed. The land is adjacent to Anakapalli - Sabbavaram Road and it is very close to Anakapalli town. As per the report of the Engineering Wing, already an amount of Rs.170.34 Lakhs was incurred towards the registration charges and also development of the layout. The land is plain and very much suitable for housing activity and there is immense need and demand for housing in Anakapalli Town and the project will be financially viable for VMRDA.

3. Further, the Metropolitan Commissioner, VMRDA, Visakhapatnam vide reference 4th read above, has stated that out of the total extent of Ac:57.18cts Private land (Excluded Ac.1.00cts as Government land), consent has been received by executing GPAs in favour of VMRDA for Ac.41.287cts leaving a balance of Ac.15.90cts. He has further submitted that, as per section 29 of the

APMRUDA Act – 2016, the Competent Authority for land pooling scheme shall be appointed by the Government only. The MC, VMRDA has, therefore, requested that necessary orders may be issued on continuation of the process of land pooling to finality since it is pending for more than 18 years and if so, the Revenue Divisional Officer, Anakapalli may be appointed as the Competent Authority to take up this land pooling scheme.

4. Further, the MC, VMRDA vide reference 5th read above has proposed the return of reconstituted land @ Residential plots-1800 sq yards per acre for the land owners who have given consent previously for an extent of Ac.41.287 cts through Registered Agreement with VUDA and @ Residential Plots **-** 1000 Sq.Yards per Acre & Commercial- 200 Sq.Yards for those land owners who have not given consent previously for an extent of Ac.15.90 cts as under the APCRDA Rules & any other land pooling in future in the VMRDA Jurisdiction for private zeroti lands.

5. Government after careful examination of the proposal, hereby, accord permission to the Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority for continuation of the process of land pooling initiated in the year 2007 to an extent of Ac.58.18 cts in Cherlopalikhandam Village, Anakapalli Town & District for the purpose of layout development and housing to finality since it is pending for more than 18 years and also, hereby, appoint the Revenue Divisional Officer, Anakapalli as the Competent Authority to take up this land pooling scheme subject to the following conditions.

1. Extent of Land to be allotted for those land owners who have given consent previously for an extent of Ac.41.287 cts through Registered Agreement with VUDA:

Residential Plots: 1600 Sq.yards per Acre
Commercial Plots: 200 Sq. yards per Acre

2. Extent of land to be allotted for those land owners who have not given consent previously for an extent of Ac.15.90 cts, as follows subject to condition that, the VMRDA should take written consent from such land owners before going ahead with LPS:

Residential Plots: 1000 Sq.Yards per Acre
Commercial Plots: 200 Sq.yards per Acre

6. The Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority shall take further necessary action in the matter accordingly.

[BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH]

S.SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority
The District Collector, Anakapalli District

The Revenue Divisional Officer, Anakapalli, through MC, VMRDA
The Director of Translations, A.P., Vijayawada(With a request to Translate into Telugu and re-transmit the same)

Copy To:

The G.A(Cabinet Department), w.r.t. Council Resolution No.270/2025, dt:24-07-2025.
The O.S.D /PS to Principal Secretary to Hon'ble Chief Minister.
The O.S.D. / P.S. to Hon'ble Minister for MA&UD Department.
The P.S. to Prl Secretary to Government, MA&UD Department.
SF/SCs.

// FORWARDED::BY ORDER //

SECTION OFFICER